PT E WATERMAN MILL GRANT
SEC 50-3N-27E & PT OF JOHN
WINGATE GRANT SEC 53-3N-27E IN

GOODBREAD JUTTA EST
86170 JOHN GOODBREAD LANE
YULEE, FL 32097

2026

53-3N-27-0000-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	15	HARDTILE 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

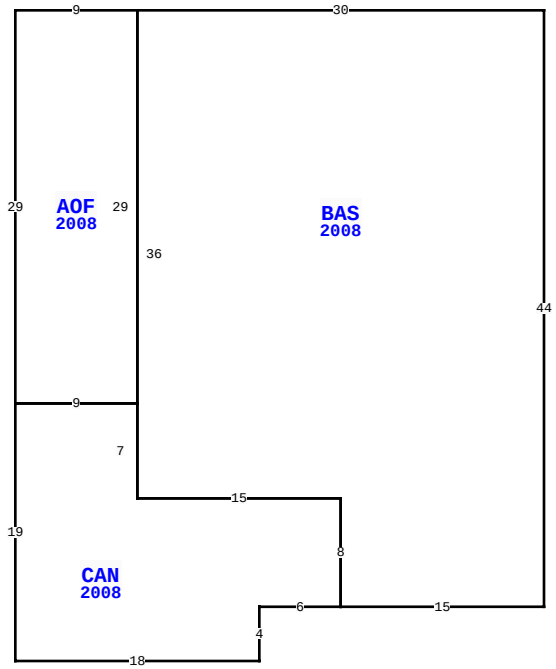
DOR CODE	5601	TIMBER 2-3 SI 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	261	100	2008	261	13,287
BAS	1,200	100	2008	1,200	61,092
CAN	327	30	2008	98	4,989
TOTALS	1,788			1,559	79,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	04	1,559	104.1926	58.35	90,968	2008	2008	0	0	0	12.75	87.25

1 ACCESORY U 0% - 2025 Heated Area: 1461 HX Base Yr



86300 HOT SHOT TRL, YULEE

BLD DATE	01/29/2021	KK	LGL DATE	
XF DATE	01/29/2021	KK	LAND DATE	05/08/2026 MLU
INC DATE			AG DATE	06/03/2026 KB

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	79,370
TOTAL MARKET OB/XF VALUE	47,134
TOTAL LAND VALUE - MARKET	822,420
TOTAL MARKET VALUE	814,507
SOH/AGL Deduction	0
ASSESSED VALUE	814,507
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	814,507
TOTAL JUST VALUE	948,924
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,059,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/85	5/22/2024	FJ	U	I	11	0
GRANTOR: ERDMANN THOMAS C ESTA						
GRANTEE: GOODBREAD JUTTA EST						
1974/0625	4/13/2015	QC	U	I	11	100
GRANTOR: GOODBREAD JUTTA B						
GRANTEE: ERDMANN THOMAS C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W30 AOF=[YR=2008] W9 S29 CAN=[YR=2008] S19 E18 N4 E6 N8 W15 N7 W9$ E9 N29$ S36 E15 S8 E15 N44$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0446	BOX FNC 6'	0	0	0	0	194.00	LF	20.00	20.00	100	2010	2010	3	35	1,358	
3	0446	BOX FNC 6'	0	0	0	0	15.00	LF	20.00	20.00	100	2007	2007	3	24	72	
5	0402	CONC BUMPE	0	0	0	0	24.00	UT	25.00	25.00	100	2008	2008	3	90	540	
8	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800	
9	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	2008	2008	3	27	54	
10	2010	RVLT DR 6"	0	0	0	0	1.00	UT	21,000.00	21,000.00	100	1990	1990	3	84	17,640	
11	0450	PREFAB FNC	0	0	0	0	179.00	LF	8.00	8.00	100	2008	2008	3	27	387	
13	0681	POLE SHED	0	0	39	18	702.00	SF	15.00	15.00	100	2007	2007	3	40	4,212	
16	0350	CARPORT WD	0	0	48	6	288.00	SF	13.00	13.00	100	2011	2011	3	40	1,498	
17	0350	CARPORT WD	0	0	48	6	288.00	SF	13.00	13.00	100	2011	2011	3	40	1,498	

TOTAL OB/XF 29,059

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	0		OR			25.42	AC		1.00	1.00	0.30	90,000.00	27,000.00	686,340							
2	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	5.04	AC		1.00	1.00	1.00	330.00	330.00	1,663							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.04	AC		1.00	1.00	0.30	90,000.00	27,000.00	136,080							

REVIEW DATE 01/01/2023 BY CD Total Acres: 30.46 Total Land Value: 688,003 Market: 136,080 Agricultural: 1,663 Common: 686,340 PRINTED 07/09/2026 BY SYS

PT E WATERMAN MILL GRANT
SEC 50-3N-27E & PT OF JOHN
WINGATE GRANT SEC 53-3N-27E IN

GOODBREAD JUTTA EST
86170 JOHN GOODBREAD LANE
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2026

53-3N-27-0000-0002-0010

NASSAU COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
18	0940	SHEDS/PORT	0	0	17	7	119.00	SF	30.00	30.00	100	2009	2009	3	31	1,107	
19	0940	SHEDS/PORT	0	0	17	7	119.00	SF	30.00	30.00	100	2009	2009	3	31	1,107	
20	0940	SHEDS/PORT	0	0	17	7	119.00	SF	30.00	30.00	100	2009	2009	3	31	1,107	
21	1123	CB 8"	0	0	0	0	132.00	SF	6.15	6.15	100	2009	2009	3	88	714	
22	0351	CARPORT MT	0	0	60	30	1,800.00	SF	10.00	10.00	100	2019	2019	3	78	14,040	

LAND DESCRIPTION

TOTAL OB/XF 18,075

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 30.46 Total Land Value: 688,003 Market: 136,080 Agricultural: 1,663 Common: 686,340 PRINTED 07/09/2026 BY SYS